



**GASCOIGNE
HALMAN**

ASHGATE LANE, WINCHAM

THE AREAS LEADING ESTATE AGENT

No Chain: A beautifully presented, well-proportioned and spacious 3 double bedroom detached house with conservatory overlooking a well-tended garden. This perfect family sized home also benefits from a driveway and integral garage, that if required, offers further scope to convert to additional living space.

Enjoying a peaceful family friendly cul-de-sac position, whilst falling within walking distance of Wincham Community Primary School, local shops and countryside walks will ensure this fine home appeals to a variety of potential buyers.

Accommodation briefly comprises: Entrance porch, bright and spacious living room, well-appointed L-shaped fitted dining kitchen, and a fabulous conservatory provides the ideal vantage point to enjoy the rear garden and patio. There are three well-presented double bedrooms served by a bathroom with 3-piece white suite. Within the landing area, double doors open to a larger-than-average utility cupboard that could also be utilised as a work-from-home space.

DIRECTIONS

SAT NAV: CW9 6PN

LOCATION

Wincham is a popular village, located on the outskirts of Northwich, close by to lovely scenic areas such as Marbury Park and Pickmere Lake. With a local

convenience store and park within walking distance of the property there is also easy access all the amenities Northwich has to offer, just a short five minute drive away. Northwich itself is going through an impressive £80 million rejuvenation project improving the infrastructure, amenities and condition of the town centre. Wincham is also 5 miles approx from Knutsford which has several pubs, restaurants, and other amenities.

TENURE

Freehold

SERVICES (NOT TESTED)

All main services are connected but have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire West & Chester Council Tax Band: D

ENERGY PERFORMANCE RATING

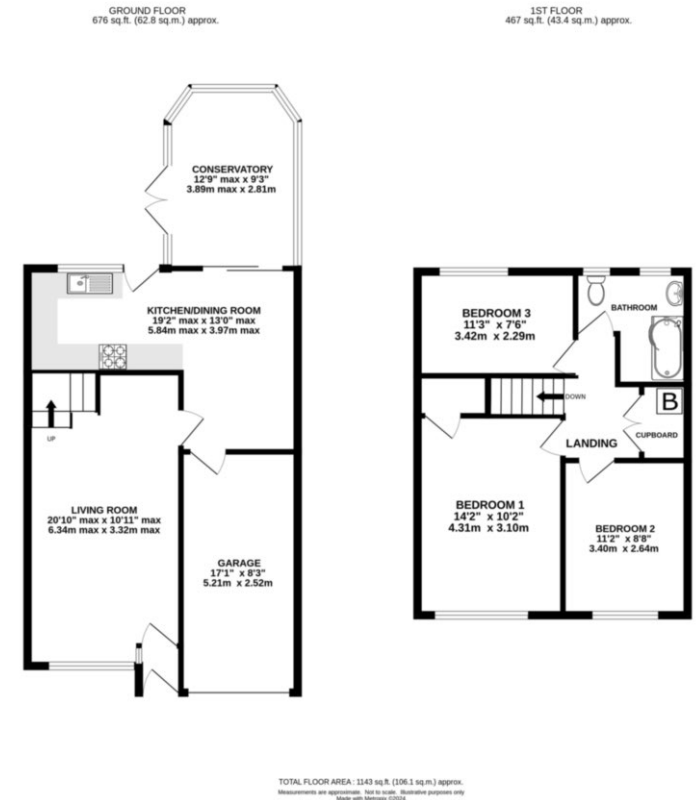
Rating: C

TOTAL FLOOR AREA

1143 sqft. approx.

VIEWINGS

Viewing strictly by appointment through the Agents.



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